

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

In re: §  
ARMANDO RIOS § Case No. 15-18193  
Debtor §

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**TRUSTEE'S FINAL REPORT (TFR)**

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under chapter 7 of the United States Bankruptcy Code was filed on 05/22/2015 . The undersigned trustee was appointed on 05/22/2015 .
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.

4. The trustee realized gross receipts of \$ 215,056.00

Funds were disbursed in the following amounts:

Payments made under an interim disbursement	0.00
Administrative expenses	38,042.89
Bank service fees	262.69
Other payments to creditors	111,000.00
Non-estate funds paid to 3 <sup>rd</sup> Parties	0.00
Exemptions paid to the debtor	15,000.00
Other payments to the debtor	0.00
Leaving a balance on hand of <sup>1</sup>	\$ 50,750.42

The remaining funds are available for distribution.

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<sup>1</sup> The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. §326(a) on account of the disbursement of the additional interest.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

6. The deadline for filing non-governmental claims in this case was 01/21/2016 and the deadline for filing governmental claims was . All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$ 11,494.73 . To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$ 0.00 as interim compensation and now requests a sum of \$ 11,494.73 , for a total compensation of \$ 11,494.73 <sup>2</sup>. In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$ 0.00 , and now requests reimbursement for expenses of \$ 0.00 , for total expenses of \$ 0.00 <sup>2</sup>.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 03/03/2017 By: /s/Miriam R. Stein  
Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

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<sup>2</sup> If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D).

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**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Exhibit A

Case No: 15-18193 TAB Judge: Timothy A. Barnes Trustee Name: Miriam R. Stein  
Case Name: ARMANDO RIOS Date Filed (f) or Converted (c): 05/22/2015 (f)  
341(a) Meeting Date: 07/09/2015  
For Period Ending: 03/03/2017 Claims Bar Date: 01/21/2016

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. REAL PROPERTY - 5017 W. Oakdale, Chicago, IL	90,000.00	0.00		215,000.00	FA
2. CASH	20.00	0.00		0.00	FA
3. CHECKING - BANKING ACCT. AVERAGE	400.00	0.00		0.00	FA
4. HOUSEHOLD GOODS	700.00	0.00		0.00	FA
5. WEARING APPAREL	600.00	0.00		0.00	FA
6. VEHICLE - 1996 JEEP CHEROKEE	1,500.00	0.00		0.00	FA

Gross Value of Remaining Assets

TOTALS (Excluding Unknown Values)	\$93,220.00	\$0.00	\$215,000.00	\$0.00
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(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

TRUSTEE'S ACCOUNTANT IS PREPARING TAX RETURNS.

Initial Projected Date of Final Report (TFR): 05/31/2016

Current Projected Date of Final Report (TFR): 05/31/2017

## ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-18193  
Case Name: ARMANDO RIOS

Trustee Name: Miriam R. Stein  
Bank Name: Associated Bank  
Account Number/CD#: XXXXXX8762  
Checking

Exhibit B

Taxpayer ID No: XX-XXX4102  
For Period Ending: 03/03/2017

Blanket Bond (per case limit):  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
08/29/16		Chicago Title and Trust Company	Sale of Debtor's real estate		\$63,469.59		\$63,469.59
			Gross Receipts \$215,000.00				
		ERIC JANSSEN REAL LIVING CITY RESIDENTIAL f/k/a Chicago Real Estate Resources	Brokers Commission (\$5,670.00)	3510-000			
		RE/Max	Brokers Commission (\$5,080.00)	3510-000			
		WELLS FARGO BANK	First Mortgage (\$111,000.00)	4110-000			
		Seller's Credits	Seller's Credits (\$6,500.00)	2500-000			
		Taxes/Prorations	Taxes/Prorations (\$4,492.83)	2820-000			
		Closing Costs/Survey	Survey/Closing Costs (\$3,787.58)	2500-000			
		ARMANDO RIOS	Exemption (\$15,000.00)	8100-002			
	1		REAL PROPERTY - 5017 W. Oakdale, Chicago, IL	1110-000			
09/08/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$10.00	\$63,459.59
10/06/16		Chicago Title & Trust Co. 5215 Old Orchard #400 Skokie, IL 60077	Refund of Closing Cost Refund from CT&T for closing costs relating to sale of real estate	1290-000	\$50.00		\$63,509.59
10/06/16	101	LAW OFFICES OF ZANE L. ZIELINSKI, P.C. 6336 NORTH CICERO AVE., SUITE 201 CHICAGO, IL 60646	Professional Fees Approved by Court			\$11,112.48	\$52,397.11
		Law Offices of Zane L. Zielinski, P.C.	(\$10,850.00)	3210-000			
		Law Offices of Zane L. Zielinski, P.C.	(\$262.48)	3220-000			

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FORM 2  
ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-18193  
Case Name: ARMANDO RIOS

Trustee Name: Miriam R. Stein  
Bank Name: Associated Bank  
Account Number/CD#: XXXXXX8762  
Checking

Exhibit B

Taxpayer ID No: XX-XXX4102  
For Period Ending: 03/03/2017

Blanket Bond (per case limit):  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
10/07/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$91.28	\$52,305.83
11/07/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$86.27	\$52,219.56
12/07/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$75.14	\$52,144.42
12/14/16	102	Gerardo and Patricia Mendoza 5017 W. Oakdale Chicago, IL 60641	Administrative Payment Court approved payment to reimburse buyers for additional expenses relating to sale.	2990-000		\$1,400.00	\$50,744.42
02/28/17		Chicago Title & Trust Company 5215 Old Orchard Road #400 Skokie, IL 60077	Recording Fees Overage	1290-000	\$6.00		\$50,750.42

COLUMN TOTALS	\$63,525.59	\$12,775.17
Less: Bank Transfers/CD's	\$0.00	\$0.00
Subtotal	\$63,525.59	\$12,775.17
Less: Payments to Debtors	\$0.00	\$0.00
Net	\$63,525.59	\$12,775.17

## Exhibit B

TOTAL OF ALL ACCOUNTS			
	NET		ACCOUNT
	NET DEPOSITS	DISBURSEMENTS	BALANCE
XXXXXX8762 - Checking	\$63,525.59	\$12,775.17	\$50,750.42
	-----	-----	-----
	\$63,525.59	\$12,775.17	\$50,750.42
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	(Excludes account transfers)	(Excludes payments to debtors)	Total Funds on Hand
Total Allocation Receipts:	\$151,530.41		
Total Net Deposits:	\$63,525.59		
Total Gross Receipts:	\$215,056.00		

**EXHIBIT C - Claims Register****Case: 15-18193-TAB ARMANDO RIOS**

Claim #	Date	Pri	Claimant Proof/Category/Memo	Amount Filed	Amount Allowed	Paid to Date	Claim Balance	Proposed Payment
<b>Ch. 7 Admin Claims</b>								
100			Miriam R. Stein 30 South Wacker Drive Suite 2600 Chicago, IL 60606 <2100-00 Trustee Compensation>	11,494.73	11,494.73	0.00	11,494.73	11,494.73
100			Law Offices of Zane L. Zielinski, P.C. 6336 N. Cicero Ave., Suite 201 Chicago, IL 60646 <3210-00 Attorney for Trustee Fees (Other Firm)>	10,850.00	10,850.00	10,850.00	0.00	0.00
100			Law Offices of Zane L. Zielinski, P.C. 6336 N. Cicero Ave., Suite 201 Chicago, IL 60646 <3220-00 Attorney for Trustee Expenses (Other Firm)>	262.48	262.48	262.48	0.00	0.00
100			GERARDO R. MENDOZA and PATRICIA C. MENDOZA <2990-00 Other Chapter 7 Administrative Expenses>	1,400.00	1,400.00	1,400.00	0.00	0.00
100			ERIC JANSSEN REAL LIVING CITY RESIDENTIAL f/k/a Chicago Real Estate Resources <3510-00 Realtor for Trustee Fees (Real Estate Commissions)>	5,670.00	5,670.00	5,670.00	0.00	0.00
100			RE/Max <3510-00 Realtor for Trustee Fees (Real Estate Commissions)>	5,080.00	5,080.00	5,080.00	0.00	0.00
100			ALAN D. LASKO & ASSOCIATES PC 205 W. Randolph Street Suite 1150 Chicago, IL 60606 <3410-00 Accountant for Trustee Fees (Other Firm)>	1,992.80	1,992.80	0.00	1,992.80	1,992.80
100			ALAN D. LASKO & ASSOCIATES PC 205 W. Randolph Street Suite 1150 Chicago, IL 60606 <3420-00 Accountant for Trustee Expenses (Other Firm)>	21.20	21.20	0.00	21.20	21.20
<b>Total for Priority 100 100.00 % Paid</b>				<b>36,771.21</b>	<b>36,771.21</b>	<b>23,262.48</b>	<b>13,508.73</b>	<b>13,508.73</b>
<b>Total for Ch. 7 Admin Claims:</b>				<b>36,771.21</b>	<b>36,771.21</b>	<b>23,262.48</b>	<b>13,508.73</b>	<b>13,508.73</b>

**Unsecured Claims**

1	10/23/15	300	AMERICAN INFOSOURCE LP as agent for TD Bank, USA TD BANK, USA PO BOX 248866 OKLAHOMA CITY, OK 73124- 8866	474.88	474.88	0.00	474.88	474.88
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**EXHIBIT C - Claims Register****Case: 15-18193-TAB ARMANDO RIOS**

Claim #	Date	Pri	Claimant Proof/Category/Memo	Amount Filed	Amount Allowed	Paid to Date	Claim Balance	Proposed Payment
<7100-00 General Unsecured 726(a)(2)>								
2	12/02/15	300	MIDLAND CREDIT MANAGEMENT, INC AS AGENT FOR MIDLAND FUNDING LLC PO BOX 2011 WARREN, MI 48090	1,035.21	1,035.21	0.00	1,035.21	1,035.21
<7100-00 General Unsecured 726(a)(2)>								
3	01/19/16	300	CAPITAL ONE, N.A. C O BECKET AND LEE LLP POB 3001 MALVERN, PA 19355-0701	561.23	561.23	0.00	561.23	561.23
<7100-00 General Unsecured 726(a)(2)>								
<b>Total for Priority 300 100.43 % Paid</b>				<b>2,071.32</b>	<b>2,071.32</b>	<b>0.00</b>	<b>2,071.32</b>	<b>2,071.32</b>
<b>Total for Unsecured Claims:</b>				<b>2,071.32</b>	<b>2,071.32</b>	<b>0.00</b>	<b>2,071.32</b>	<b>2,071.32</b>

**Secured Claims**

99	ARMANDO RIOS	15,000.00	15,000.00	15,000.00	0.00	0.00
<8100-00 Exemptions>						
<b>Total for Priority 99 100.00 % Paid</b>				<b>15,000.00</b>	<b>15,000.00</b>	<b>15,000.00</b>
400	WELLS FARGO BANK	111,000.00	111,000.00	111,000.00	0.00	0.00
<4110-00 Real Estate-Consensual Liens (mortgages, deeds of trust, PMSI)>						
<b>Total for Priority 400 100.00 % Paid</b>				<b>111,000.00</b>	<b>111,000.00</b>	<b>111,000.00</b>
999	ARMANDO RIOS 5017 WEST OAKDALE CHICAGO, IL 60641	35,161.48	35,161.48	0.00	35,161.48	35,161.48
<8200-00 Surplus Funds Paid to Debtor 726 (a)(6) (includes Payments to shareholders and limited partners)>						
<b>Total for Priority 999 100.00 % Paid</b>				<b>35,161.48</b>	<b>35,161.48</b>	<b>35,161.48</b>
<b>Total for Secured Claims:</b>				<b>161,161.48</b>	<b>161,161.48</b>	<b>126,000.00</b>

**Interest Claims**

1i	10/23/15	640	AMERICAN INFOSOURCE LP as agent for TD Bank, USA TD BANK, USA PO BOX 248866 OKLAHOMA CITY, OK 73124- 8866	2.04	2.04	0.00	2.04	2.04
<7990-00 Surplus Case interest on General Unsecured 726(a)(2)>								
2i	12/02/15	640	MIDLAND CREDIT MANAGEMENT, INC AS AGENT FOR MIDLAND FUNDING LLC PO BOX 2011 WARREN, MI 48090	4.44	4.44	0.00	4.44	4.44
<7990-00 Surplus Case interest on General Unsecured 726(a)(2)>								
3i	01/19/16	640	CAPITAL ONE, N.A. C O BECKET AND LEE LLP	2.41	2.41	0.00	2.41	2.41



**EXHIBIT C - Claims Register****Case: 15-18193-TAB ARMANDO RIOS**

Claim #	Date	Pri	Claimant Proof/<Category>/Memo	Amount Filed	Amount Allowed	Paid to Date	Claim Balance	Proposed Payment
			POB 3001 MALVERN, PA 19355-0701 <7990-00 Surplus Case interest on General Unsecured 726(a)(2)>					
----- Total for Priority 640 100.00 % Paid				8.89	8.89	0.00	8.89	8.89
Total for Interest Claims:				8.89	8.89	0.00	8.89	8.89
----- Total for Case:				200,004.01	200,004.01	149,262.48	50,741.53	50,750.42

# TRUSTEE'S PROPOSED DISTRIBUTION

Exhibit D

Case No.: 15-18193

Case Name: ARMANDO RIOS

Trustee Name: Miriam R. Stein

Balance on hand \$ 50,750.42

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payment to Date	Proposed Payment
	WELLS FARGO BANK	\$ 111,000.00	\$ 111,000.00	\$ 111,000.00	\$ 0.00

Total to be paid to secured creditors \$ 0.00

Remaining Balance \$ 50,750.42

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee Fees: Miriam R. Stein	\$ 11,494.73	\$ 0.00	\$ 11,494.73
Attorney for Trustee Fees: Law Offices of Zane L. Zielinski, P.C.	\$ 10,850.00	\$ 10,850.00	\$ 0.00
Attorney for Trustee Expenses: Law Offices of Zane L. Zielinski, P.C.	\$ 262.48	\$ 262.48	\$ 0.00
Accountant for Trustee Fees: ALAN D. LASKO & ASSOCIATES PC	\$ 1,992.80	\$ 0.00	\$ 1,992.80
Accountant for Trustee Expenses: ALAN D. LASKO & ASSOCIATES PC	\$ 21.20	\$ 0.00	\$ 21.20
Other: ERIC JANSSEN	\$ 5,670.00	\$ 5,670.00	\$ 0.00
Other: GERARDO R. MENDOZA and PATRICIA C. MENDOZA	\$ 1,400.00	\$ 1,400.00	\$ 0.00
Other: RE/Max	\$ 5,080.00	\$ 5,080.00	\$ 0.00

Total to be paid for chapter 7 administrative expenses	\$ <u>13,508.73</u>
Remaining Balance	\$ <u>37,241.69</u>

Applications for prior chapter fees and administrative expenses have been filed as follows:

NONE

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$ 0.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

NONE

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ 2,071.32 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 100.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
1	AMERICAN INFOSOURCE LP as agent for TD Bank, USA	\$ 474.88	\$ 0.00	\$ 474.88
2	MIDLAND CREDIT MANAGEMENT, INC	\$ 1,035.21	\$ 0.00	\$ 1,035.21
3	CAPITAL ONE, N.A.	\$ 561.23	\$ 0.00	\$ 561.23

Total to be paid to timely general unsecured creditors	\$ <u>2,071.32</u>
Remaining Balance	\$ <u>35,170.37</u>

Tardily filed claims of general (unsecured) creditors totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent.

Tardily filed general (unsecured) claims are as follows:

NONE

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent.

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

NONE

To the extent funds remain after payment in full to all allowed claims, interest will be paid at the legal rate of 0.2 % pursuant to 11 U.S.C. § 726(a)(5). Funds available for interest are \$ 8.89 . The amounts proposed for payment to each claimant, listed above, shall be increased to include the applicable interest.

The amount of surplus returned to the debtor after payment of all claims and interest is \$ 35,161.48 .